

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – August 23, 2007 P.M.

Members Present: David Grabowski, Vice-Chair; Gary Rosenbaum; Linda Dombrowski; Ramsey Alexander, Jr.

Members Absent: Tammy CitaraManis, Chairperson

DPZ Staff Present: Marsha McLaughlin; Tanya Maenhardt; Zan Koldewey; Lisa Kenney

Pre-Meeting Minutes

The pre-meeting started at 6:37 p.m. with Mr. Grabowski, Mr. Rosenbaum and Mr. Ramsey in attendance. The Board discussed the order of the agenda and moved the Rules of Procedures to the September 6th agenda. They also discussed the idea of a retreat and items to be part of the retreat for the Board. Ms. McLaughlin brought to the Board's attention letters from HCCA and Councilperson Watson regarding ZRA 90.

Minutes

No minutes were voted upon.

PUBLIC MEETING

Mr. Grabowski opened the public meeting at approximately 7:07 p.m.

SITE DEVELOPMENT PLANS

SDP-07-056 – Stanford Overlook – Condominium Unit B – Columbia Corporate Park Parcel A-40

Presented By: Tanya Maenhardt
Petition: For approval of a Site Development Plan for the construction of a 4-story office building (50 feet tall and consisting of 43,591 square feet of floor area) on 1.77 acres of Parcel A-40 (zoned New Town (NT)), in accordance with FDP-117-A-I. Applicant is also seeking a reduction to 15' from the required 25' setback from the right-of-way of any public street for parking areas. The subject property is located on Stanford Boulevard in the Columbia Corporate Park, the Sixth Election District of Howard County, Maryland.

DPZ Recommendation: Approval
Petitioner's Representative: Pete Stone, Patton Harris and Rust

Ms. Maenhardt gave an overview of the proposed plan and stated the petitioner's request for a reduction in the setback to accommodate parking spaces that would be adjacent to MD Route 175.

Mr. Pete Stone, the engineer with Patton, Harris and Rust stated that the parking setback was preferred by GGP in order to accommodate more landscaping around the building. He explained that the site is adjacent to an exit ramp from MD Route 175.

Mr. Alexander stated his concern regarding vegetation overgrowth affecting site distance on the exit ramp. Mr. W. H. Strattling, Architect, explained that the site is 10 feet above the ramp and is a steep slope that makes up the existing berm.

Mr. Grabowski questioned additional landscaping around an existing cemetery. Mr. Stone stated that substantial vegetation already exists around the cemetery.

Motion:

Ms. Dombrowski moved to approve SDP-07-056 with the inclusion of the setback reduction from 25' to 15'. Mr. Rosenbaum seconded the motion.

Discussion:

Ms. Dombrowski stated that the plan meets the criteria and the intrusion would be minimal.

Mr. Rosenbaum stated that the plan did not change the character of the neighborhood and additional landscaping would be a better design.

Mr. Alexander stated that his issues regarding site were addressed.

Mr. Grabowski stated that the landscaping enhances the plan and that due to the elevation of the property the building would not be an intrusion.

Vote:

4 Yea. 0 Nay. The motion was carried.

ZONING REGULATION AMENDMENTS

ZRA 87 – Club Pooche

Presented By:	Zan Koldewey
Petition:	To amend Section 122.B of the Zoning Regulations to add a new section to allow Pet Grooming and Daycare in the M-1 Zoning District.
DPZ Recommendation:	Approval with Modifications
Petitioner's Representative:	Sang Oh, Esq.

Ms. Koldewey gave a brief overview of the petitioner's request to add Pet Grooming and Daycare as a permitted use within the M-1 zoning district.

Mr. Rosenbaum asked several questions regarding the Health Department and potential sanitation and safety issues. Ms. Koldewey stated that the Health Department did not have any comments regarding the proposed legislation.

Ms. Dombrowski asked if the legislation should state specifically that it was not permitted overnight stays. Ms. Koldewey stated that it was not needed.

Mr. Oh stated that he was in agreement with the proposals submitted by the Department and that pet grooming and daycare would be a good fit within the M-1 zoning district and that the services are very desirable. He explained that the animals would be in the presence of handlers at all times.

Mr. Rosenbaum asked if the operation would to be licensed and therefore subject to sanitation inspections. Mr. Oh stated that yes they would have to go through licensing.

Motion:

Mr. Alexander moved to recommend approval of ZRA 87 with the staff modifications.

Discussion:

Mr. Alexander stated that the technical staff report was well written and he agreed with the modifications suggested in the report.

Ms. Dombrowski questioned the need for a more definitive wording to rule out overnight boarding. Ms. Koldewey stated that if boarding were to be allowed they would fall into the kennel category.

Mr. Grabowski stated that he was in agreement with the Board.

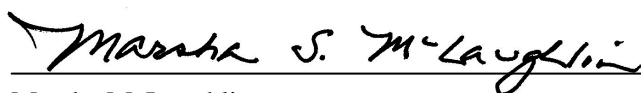
Vote:

4 Yea 0 Nay. The motion was carried.

SPECIAL SUBJECTS:

1. The Board had a public worksession regarding ZRA-90 and voted 2 to 1 to recommend approval based on conditions noted in the recommendations. Ms. Dombrowski dissented and Mr. Alexander abstained from the vote.
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THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 8:45 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary